

Citizens Academy of Planning

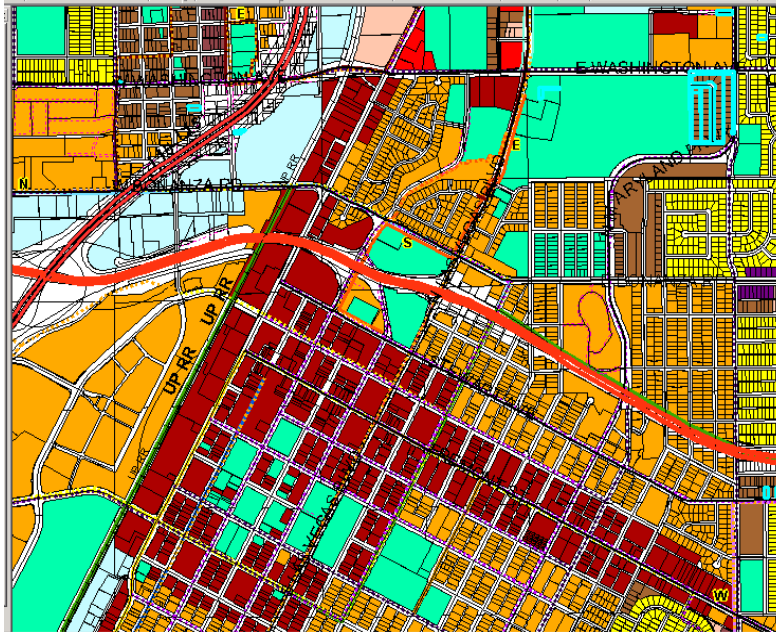
Session 4 – Applications



Doug Rankin AICP, Planning Manager

Land Use Applications

Types of Applications



General Plan Amendment

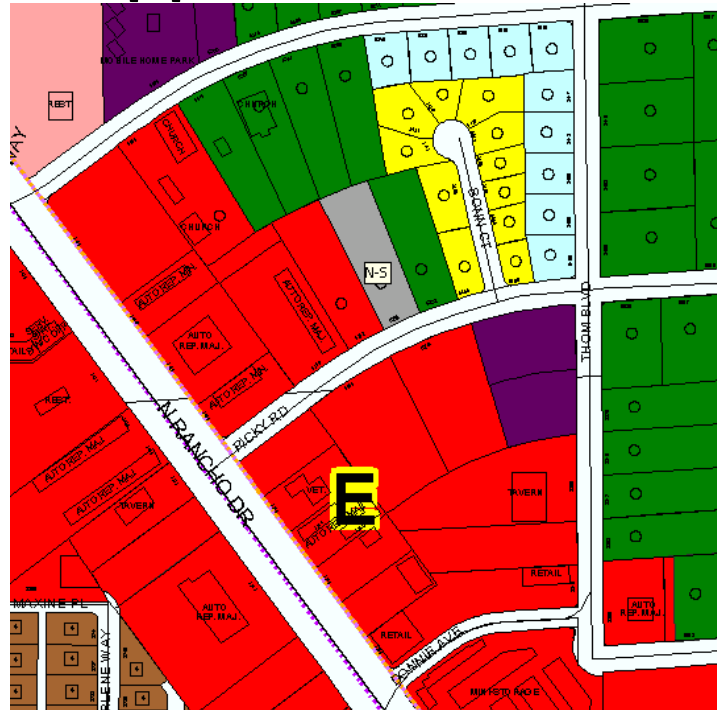
Types of Applications



4

Land Use Applications

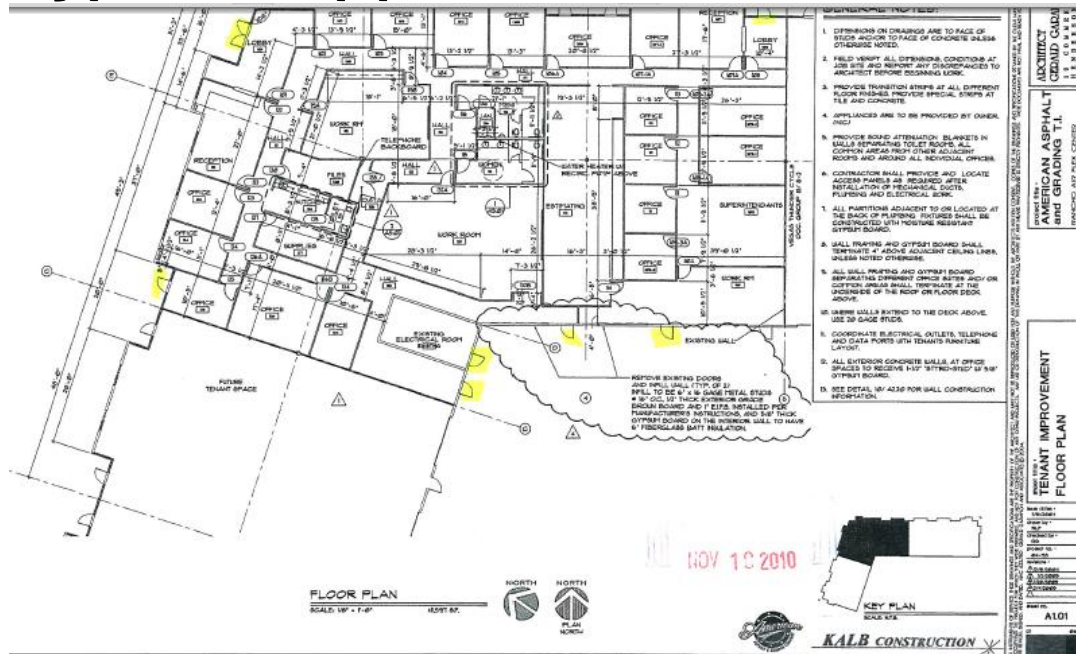
Types of Applications



Rezoning

Land Use Applications

Types of Applications



SUP-40259

Special Use Permit

Land Use Applications



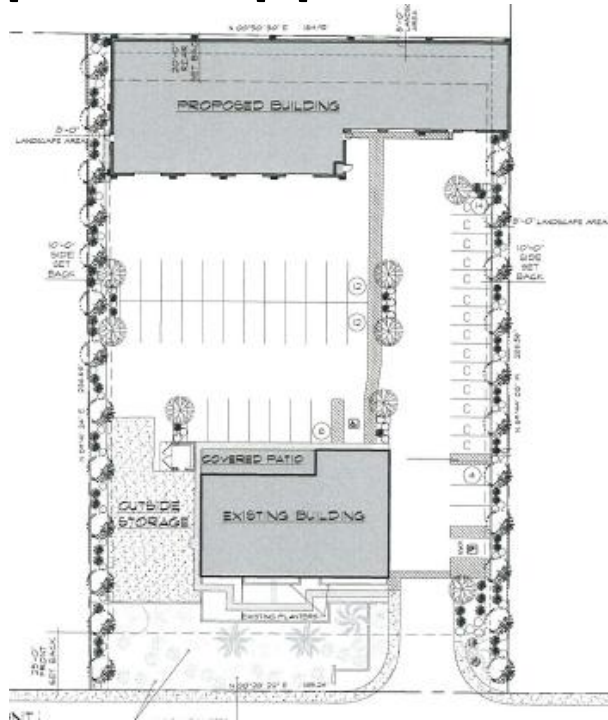
Variance

4



Land Use Applications

Types of Applications



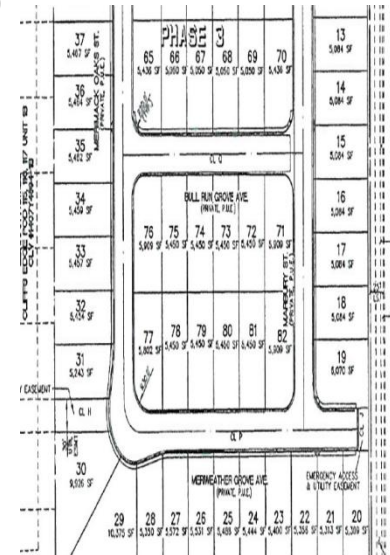
Site Plan Review

Land Use Applications

Types of Applications

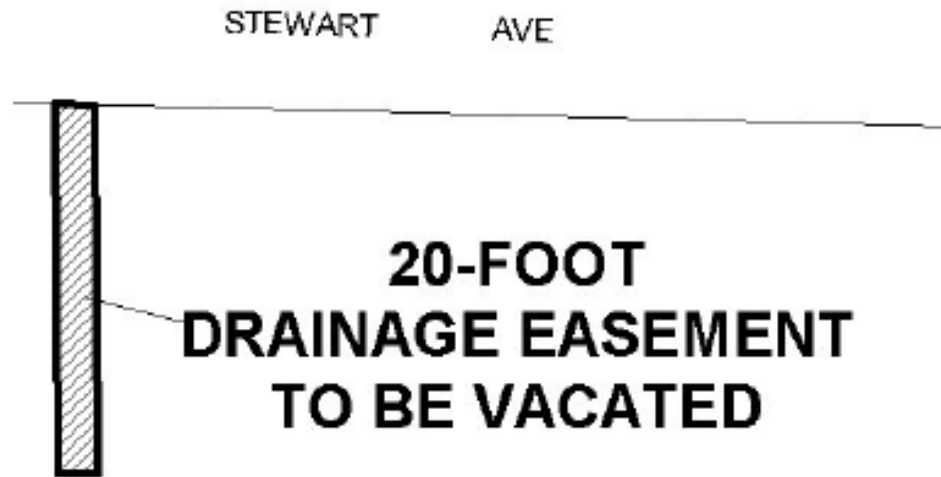
Request for a Waiver TO ALLOW A PRIVATE STREET TO TERMINATE IN A DEAD-END STUB WHERE A CUL-DE-SAC IS REQUIRED

Waivers



Land Use Applications

Types of Applications



Vacations

4

Land Use Applications

Types of Applications

Request for a Review of Condition to delete conditions 2, 3, and 4 of a previously approved Special Use Permit which stated "NO ALCOHOLIC BEVERAGES SHALL BE SOLD BEFORE 11:00 A.M.; THERE SHALL BE A THREE DRINK MAXIMUM PER CUSTOMER PRIOR TO 4:00 P.M. DURING WEEKDAYS; AND THE RESTAURANT SHALL NOT REMAIN OPEN AFTER 10:00 P.M."

Review of Conditions

Land Use Applications

Types of Applications



Required Review

Land Use Applications

Types of Applications

**Request for an Extension of Time of a
previously approved Special Use Permit FOR
MULTI-FAMILY RESIDENTIAL UNITS**

Extension of Time

Application Process

Pre-Application

Pre-application Conference Requests

Justification letter

Site Plan, Elevations, Landscape Plan

Pre-application Conference Meeting

Pre-application Conference Meeting

Who attends

Planning

Public Works

Traffic

Land Development

Building and Safety

Fire

Business Licensing



Pre-application Conference Meeting

What Happens

- Review of the project for conformance to codes
- Suggestions on changes to the project that give the greatest opportunity for success
- Review of submittal requirements
- Determination if a Development Impact Assessment/Project of Regional Significance is required

Application Submittal

- Applications are submitted at the front counter
- Applications are reviewed to ensure they are complete
- Applications are entered into City data base
- Case numbers are assigned
- Fees are paid



Staff Review Process

Plans are routed for comment to City Departments

Case Planner Assigned

Case Planner researches history, current conditions (on site and surrounding) and conformance to NRS, Master Plan, Special Area Plans and Title 19

Case Planner presents findings to the Development Review Team

Development Review Team

Team consist of Director, Manager, Supervisor and Case Planner

Team considers Impacts of the project to the Master Plan, Zoning, and Surrounding Land Uses

Considerations are given for variances and waivers

Neighborhood Meetings

Required for General Plan Amendments and Major

Modifications of special are plans

City can mail notice or provide labels

Planning Staff attends

Developer Makes Presentation to the Neighbors

Planning Staff reports outcome of the meeting

The Staff Report

Recommendation and Conditions

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-40115	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-40115 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler Off-Sale Establishment use shall be adhered too.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All beer and wine coolers shall remain in the original manufacturer's configuration intended for resale.

The Staff Report

Project Description

The purpose of the Rezoning is to amend the zoning designation to match the existing PF (Public Facilities) General Plan land use designation of the site. The property contains an Electric Utility Substation and a Wireless Communication Facility, Stealth Design. The existing uses on the property are appropriate within a C-V District and no new development is proposed as part of this application; therefore, staff recommends approval. If this application is denied, the zoning designation would remain U (Undeveloped).

The Staff Report

Background Information

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/08/96	The Clark County Planning Commission approved a request for a Special Use Permit (UC-1147-96) for an Electrical Power Substation on a portion of a 9.18 acre parcel located on the east side of Jones Boulevard approximately 320 feet south of Azure Drive. The Clark County Planning Department staff recommended approval of this request.
04/14/97	The City Council approved an Annexation (A-0021-96) of approximately 42.9 acres, located on the southeast corner of Jones Boulevard and Azure Drive. The Planning Commission and staff recommended approval. The effective date of this annexation was 05/23/97.
10/16/08	The Planning and Development Department administratively approved a request for a Minor Review for a Site Development Plan Review (SDR-19716) to allow a proposed 65-foot Wireless Communication Facility, Stealth Design at 6120 North Jones Boulevard.

The Staff Report

Code Enforcement/Building Permits/Business Licenses

<i>Related Building Permits/Business Licenses</i>	
C.1942	The single family residence was constructed.
05/11/99	A building permit (99009029) was issued for a 194 square-foot room addition at 1240 South 10 th Street. The permit was finalized on 10/28/10.
12/28/05	A building permit (56812) was issued for a wall/fence at 1240 South 10 th Street. The permit was finalized on 11/08/10.
08/25/10	A code enforcement case (93948) was opened for the construction of a carport without a building permit at 1240 South 10 th Street. The case was closed on 10/28/10.

The Staff Report

Change of Ownership

<i>Most Recent Change of Ownership</i>	
04/16/10	A deed was recorded for a change in ownership.

The Staff Report

Pre-Application Meeting results

<i>Pre-Application Meeting</i>	
09/07/10	A pre-application meeting was held with staff to discuss the required actions necessary for the addition of a new model home plan to an existing residential subdivision to allow modified rear and side yard setbacks for a potential 75 lots. The initial request focused on the side and rear setbacks for 31 select Medium-Low Density Residential Lots. Staff discussed the submittal requirements for a Variance request.
11/15/2010	A follow-up meeting was held with staff to discuss a modification to the original proposal. The applicant stated the desire to remove the 31 Medium Low Density residential units from the Variance request and only apply a modified rear yard setback to 44 select Residential Small Lot units. The applicant was advised on the process for tabling the item so that the Variance could be re-notified to the 12/16/10 Planning Commission.

The Staff Report

Neighborhood Meeting Results

<i>Neighborhood Meeting</i>	
01/04/11	<p>The applicant described the new parking lots that would be constructed to serve the existing church.</p> <p>Twenty-one members of the public attended and had general questions about the following:</p> <ul style="list-style-type: none"> • Whether any residents would be displaced by development of the parking lots; • If trees and landscaping would be provided adjacent to the parking areas; • Whether the parking areas would be fenced; • Would the development of the parking lots serve an expansion of the sanctuary? <p>Concerns regarding the development were minimal, and most were in support of the project.</p>

The Staff Report

Field Check

<i>Field Check</i>	
12/14/10	Staff conducted a site visit. All lots were undeveloped with some weeds, broken glass and a small amount of trash scattered about. The residential property that is being surrounded by the proposed parking lots appeared to be vacant. The residentially zoned parcel to the east of the proposed parking lot is currently paved and being illegally used as a parking lot already.

The Staff Report

Pre-Application Meeting results
Neighborhood Meeting Results
Field Check
Surrounding land use and zoning
Special Area Plans and Overlay Districts

The Staff Report

Surrounding land use and zoning

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Site 139-27-211-026	Undeveloped	H (High Density Residential)	R-4 (High Density Residential)
North	Apartments	H (High Density Residential)	R-4 (High Density Residential)
South	Parking Lot	H (High Density Residential)	C-V (Civic)
East	Church	MXU (Mixed Use)	C-V (Civic)
West	Apartments	H (High Density Residential)	R-4 (High Density Residential)

The Staff Report

Master Plan Area/Overlay Districts

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
West Las Vegas Plan	X		N
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
A-O (Airport Overlay) District 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

The Staff Report

Development Standards

Pursuant to 19.08.050, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	630 Feet	Y
Min. Setbacks			
• Front	20 Feet	44 Feet	Y
• Side	10 Feet	110 Feet	Y
• Corner	15 Feet	26 Feet	Y
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	50%	29%	Y
Trash Enclosure	Screened and Gated	Screened and Gated	Y
Mech. Equipment	Screened	Screened	Y

The Staff Report

Landscaping

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• South	1 Tree / 20 Linear Feet	28 Trees	31 Trees	Y
• East	1 Tree / 20 Linear Feet	30 Trees	34 Trees	Y
• West	1 Tree / 20 Linear Feet	50 Trees	54 Trees	Y
TOTAL PERIMETER TREES		108 Trees	119 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	104 Trees	118 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South	15 Feet		10 Feet	N
• East	15 Feet		15 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 8 Foot Wall	Y

The Staff Report

Parking

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regula r	Handi- capped	
Shopping Center	125,687 SF	1:250 SF					
TOTAL SPACES REQUIRED			503		621		Y
Regular and Handicap Spaces Required			493	10	606	15	Y
Loading Spaces	94,683 SF	3:50,000 SF + 1:50,000 SF	4 On-Site Loading Spaces		6 On-Site Loading Spaces		Y

The Staff Report

Waivers

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
A 15-foot perimeter landscape buffer along the south property line	A 10-foot perimeter landscape buffer along the south property line	Approval

The Staff Report

Exceptions

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
1 tree per 6 uncovered spaces, plus 1 tree at the end of each row of spaces	1 tree per 8 uncovered spaces, plus 1 tree at the end of each row of spaces with landscape islands featuring multiple trees dispersed throughout the parking lot.	Approval

The Staff Report

Analysis

The site is a two-lot commercial subdivision and has already completed many of the offsite improvements and one of the major anchor tenants at the northwest corner of the site. Although no signage was submitted with this request, all proposed signage shall conform to the approved Master Sign Plan (MSP-25930). For this request, the applicant is proposing a major amendment that affects only the southern portion of the site by removing Pad sites “B”, “F”, and “C” from the previous approval and replacing the five connected retail suites with a single 94,683 square foot Grocery Store.

The Staff Report

Findings

1. The proposed development is compatible with adjacent development and development in the area;

The proposed amendments to the approved Site Development Plan Review (SDR-22582) remain consistent with the existing completed development to the north of the site and efforts have been made to reduce the adverse impacts to the neighboring residential properties to the south and west. This proposal will provide easy access for the surrounding residential neighborhoods to a Grocery Store and related commercial services and allow the completion of the commercial development.

The Staff Report

Notice Information and Notice Responses

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 1,021

APPROVALS 2

PROTESTS 1

QUESTIONS??????

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